



City of Blaine Anoka County, Minnesota Minutes - Final

10801 Town Square Dr.
Blaine MN 55449

EDA

The purpose of the Blaine Economic Development Authority is to increase the City's commercial/industrial tax base, provide employment opportunities, undertake redevelopment to enhance and maintain neighborhood economic stability, and address special needs, such as senior housing. As authorized under Minnesota State statutes, the Blaine City Council also serves as the Blaine Economic Development Authority.

Thursday, April 5, 2012

7:15 PM

Council Chambers

1 Call to Order/Roll Call

The meeting was called to order at 7:20 p.m. by President Ryan followed by the Roll Call.

ABSENT: Executive Director Clark Arneson

Quorum present.

ALSO PRESENT: Acting Executive Director Bob Therres; City Attorney Thomas Sweeney; Community Development Director Bryan Schafer; Public Safety Manager/Police Chief Chris Olson; Finance Director Joe Huss; City Engineer Jean Keely; Communications Technician Roark Haver; Senior Engineering Technician Al Thorp; City Clerk Jane Cross; and Recording Secretary Linda Dahlquist.

Present: 7 - Commissioner Bourke, Commissioner Clark, Commissioner Herbst, Commissioner Hovland, Commissioner Kolb, President Ryan, and Commissioner Swanson

2 Approval of Minutes

2.1 [MIN 11-0016](#) MINUTES FROM THE NOVEMBER 3, 2011 MEETING

Attachments: [Nov 3 2011 EDA minutes](#)

Moved by Commissioner Kolb, seconded by Commissioner Herbst, that the Minutes be Adopted. The Motion was adopted unanimously.

3 New Business

3.1 [EDA RES
12-01](#)

**APPROVING A LEASE AGREEMENT WITH CLEAR
CHANNEL OUTDOOR, INC. FOR THE EXISTING
BILLBOARD AT 9003 UNIVERSITY AVENUE**

Sponsors: Schafer

Attachments: [Location Map.pdf](#)
[Billboard Photo.jpg](#)
[Clear Channel Lease Agreement.pdf](#)

Planning and Community Development Director Schafer stated the current lease for the billboard at 9003 University expires at the end of April. He stated a proposed five year lease is being negotiated as follows:

- \$2,500 per year in years one and two.
- \$3,500 per year in years three, four and five.
- The lease contains the same language as the Aquatore billboards in terms of the type of advertising that is not allowed.
- The EDA has clear rights to redevelop the property as long as the view of the sign from University Avenue is not blocked.

Commissioner Bourke asked if the funds go to the EDA. Planning and Community Development Director Schafer replied yes. Commissioner Bourke asked if there is an issue with the sign's proximity to the road. Planning and Community Development Director Schafer replied the sign is located outside of the right-of-way. He stated if redevelopment happens, the City can work around the sign.

Commissioner Clark asked about a cost to cancel the agreement. Planning and Community Development Director Schafer replied cancellation would have to be negotiated. He stated that cancellation is not currently addressed in this agreement. He stated this is a five year lease and does not anticipate cancelling the agreement.

Commissioner Herbst asked if a cancellation clause could be worked into the agreement. Planning and Community Development Director Schafer he is certain Clear Channel would reject a cancellation clause and he believed a buyout would have to be included in the agreement. He stated a five year lease should be proposed and if the property is sold a work around would be done.

Commissioner Kolb stated Clear Channel is putting money into the sign and wants to benefit for a five year period. Planning and Community Development Director Schafer replied Clear Channel will not agree to a cancellation clause.

Commissioner Swanson asked what are the chances of selling the

property. Planning and Community Development Director Schafer replied slim to none.

President Ryan stated whoever buys the property will have to work around the sign.

Commissioner Herbst asked if the sign lease would go with the land. Planning and Community Development Director Schafer replied yes.

Commissioner Kolb stated that the land is \$15,000 to buy out. She stated that corner will not be resolved unless the gas station goes and currently Kmart is still viable. Planning and Community Development Director Schafer stated the Council has the option to not lease the property.

Commissioner Herbst stated a cancellation clause should be included.

Commissioner Bourke withdrew his motion.

Commissioner Swanson stated he does not see a threat with a five year agreement.

Commissioner Kolb stated she supports the motion.

Commissioner Hovland asked about the status of the gas station. Planning and Community Development Director Schafer replied the City wants the County to remove the tanks. He stated there are issues that may arise after the tanks are removed.

Commissioner Herbst is in favor of the lease. He would like the agreement to be three years at a fixed rate with a two year option. He stated five years is a long time.

President Ryan commented the lease has been four years already. He stated the EDA needs revenue.

Commissioner Bourke asked if the City is requiring the sign repairs. Planning and Community Development Director Schafer stated Clear Channel has decided they need to do repairs to the sign.

Moved by Commissioner Kolb, seconded by President Ryan, that this EDA Resolution be Adopted. Motion adopted 4-3. (Commissioner Bourke, Commissioner Clark and Commissioner Herbst did not object to the lease, but objected to the sale price without a buyout clause.)

3M CHAMPIONSHIP GOLF EVENT

Sponsors: Schafer

Planning and Community Development Director Schafer stated in the past the City has hosted a skybox at the 3M Championship PGA golf tournament. He stated the City will use the skybox as an economic development tool to highlight industrial and commercial opportunities with business contacts.

Commissioner Kolb asked if the City would share the cost with Anoka County. Planning and Community Development Director Schafer replied he did not have an answer.

Commissioner Kolb stated a better plan on the use of the skybox is needed. Planning and Community Development Director Schafer stated the City Manager will follow up with the Council.

Commissioner Clark stated better coordination is needed.

President Ryan commented the City does receive revenue back on security service for the event.

Moved by Commissioner Swanson, seconded by Commissioner Hovland, that this EDA Resolution be Adopted. The Motion was adopted unanimously.

3.3

[EDA RES
12-04](#)

AUTHORIZING THE BLAINE ECONOMIC DEVELOPMENT AUTHORITY TO CONTRIBUTE \$5,000 TOWARDS THE NATIONAL YOUTH BASEBALL CENTER FESABILITY STUDY

Sponsors: Schafer

Attachments: [Concept Plan.pdf](#)

President Ryan stated the National Sports Center (NSC), Minnesota Twins, Anoka County and the City of Blaine have been working on a youth baseball proposal for NSC owned land north and south of 105th Avenue. He stated the proposal includes the creation of a sixteen field national youth baseball complex. He stated the City's \$5,000, together with same contributions from the NSC, Minnesota Twins and Anoka County, and combined with NSC's grant from the Department of Employment and Economic Development will fund a feasibility study.

Commissioner Swanson stated more than half of the funding is from grant money from NSC.

Commissioner Clark stated the Council has talked about the availability of athletic fields and coming up with alternative plans. He is in favor of the City exploring the option of the City having four of these fields and when a big event happens, the City would share the four fields. He stated this would be a cost effective alternative for Airport Park. He stated the key is that NSC cannot get into leagues, so the City is in competition.

President Ryan stated this facility is for boys and girls.

Moved by Commissioner Clark, seconded by Commissioner Herbst, that this EDA

Resolution be Adopted. The Motion was adopted unanimously.

4 Public Hearing - 7:20 p.m.

President Ryan opened the Public Hearing at 7:41 p.m.

4.1 [EDA RES
12-03](#)

**APPROVING THE TRANSFER OF FIVE (5) PARCELS
(OUTLOTS AND REMNANTS) TO THE CITY OF
BLAINE.**

Sponsors: Schafer

Attachments: [Location Map.pdf](#)

Community Development Director Schafer stated Anoka County has identified five parcels owned by the Blaine EDA are no longer eligible for exemption from property taxes. He stated these parcels are currently used for holding ponds, remnants or wetlands and since none of these parcels can be developed, the EDA needs to transfer the parcels to the City.

President Ryan closed the Public Hearing at 7:44 p.m.

Moved by Comissioner Herbst, seconded by Comissioner Bourke, that this EDA Resolution be Adopted. The Motion was adopted unanimously.

5 Other Buisness

None.

6 Adjournment

Moved by Comissioner Herbst, seconded by Comissioner Swanson, that this be Adjourned. The Motion was adopted unanimously. The meeting adjourned at 7:44p.m.